

*onewaterstreet.ca*



# THE SHOPPES

## WATER STREET

DOWNTOWN KELOWNA, BRITISH COLUMBIA

RETAIL OPPORTUNITIES – JULY 2025







**23,610 SF** MAIN FLOOR RETAIL  
**427** RESIDENTIAL UNITS

Only steps from the shores of Okanagan Lake and the picturesque lawns of Waterfront Park, ONE Water Street is positioned between Kelowna's animated, pedestrian-friendly Cultural and Entertainment District and the residential neighbourhood of Sunset Drive.

Taste local dishes and sip on regional wines. Stroll the boardwalk or get out on the water. The convenience of shops and services is at your doorstep. Arts and culture, dining and shopping, and endless sports and recreation blend naturally together in downtown Kelowna. Attain all your lifestyle aspirations at ONE Water Street.



Culture is rich in downtown Kelowna. Prospera Place, home to the Kelowna Rockets, Canadian major junior ice hockey team, and the city's largest multi-purpose arena, which holds almost 7,000 seats, are just down the street from the Shoppes at One Water. A thriving hub, it brings the community together with exciting sporting and entertainment events that everyone can enjoy. The arena is also home to “Rock The Lake,” an outdoor music festival that has featured performers such as April Wine, Randy Bachman, A Flock of Seagulls, and many more. Aside from international music and comedy acts, get to know local musicians, theatre troupes, dancers, and artists at one of the many venues scattered throughout the downtown core. An amphitheatre by the beach offers a unique open-air experience, while dinner theatres are a lively night out. And don't forget the wine festival – a globally recognized celebration of wine and food hosted in Kelowna each year.







ERICA JANE



EXTERNAL AFFAIRS

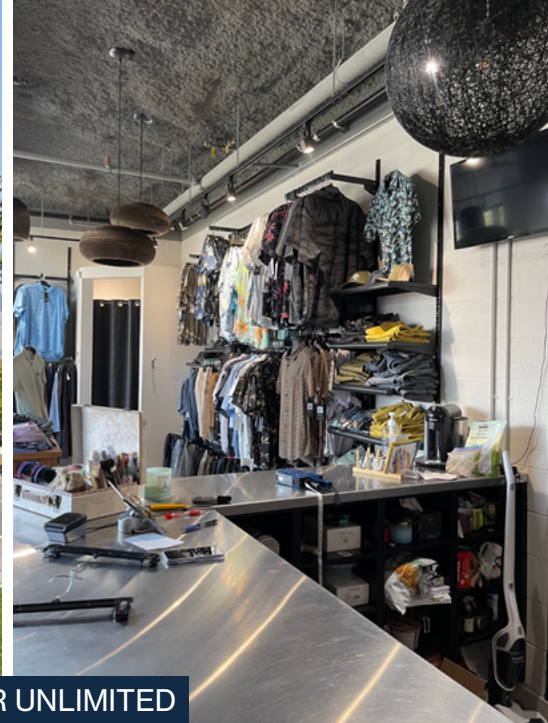


ONE Water Street is more than where you live – it's also where you shop, run errands, and socialize. ONE Water Street consists of 36 & 29 storey highrises and 23,610 sq.ft of retail space. Confirmed tenants include Erica Jane Restaurant, Soul de Cuba Cafe, Analog Coffee, One Dental, Cruzwear, Johnston Meier Insurance and External Affairs Medical Spa.





CRUZWEAR UNLIMITED



ANALOG COFFEE



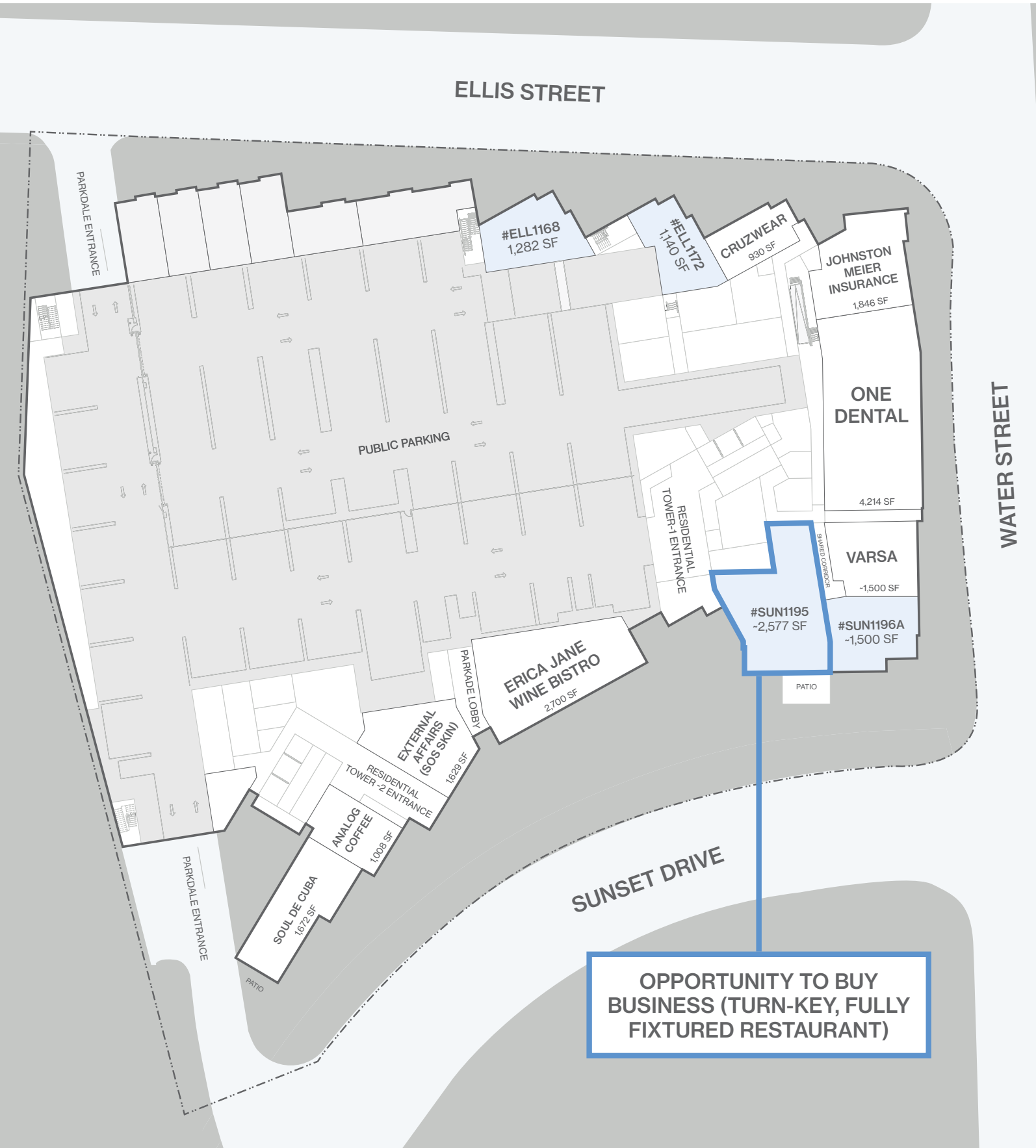
## Trade Area Demographics

	1 km	3 km	5 km
<b>Total Population</b>	6,102	39,011	76,182
<b>Median Age</b>	38.8	39.7	42.7
<b>Avg. Household Income</b>	\$102,387	\$97,533	\$101,780

Source: Environics Analytics



# LEASING OPPORTUNITIES

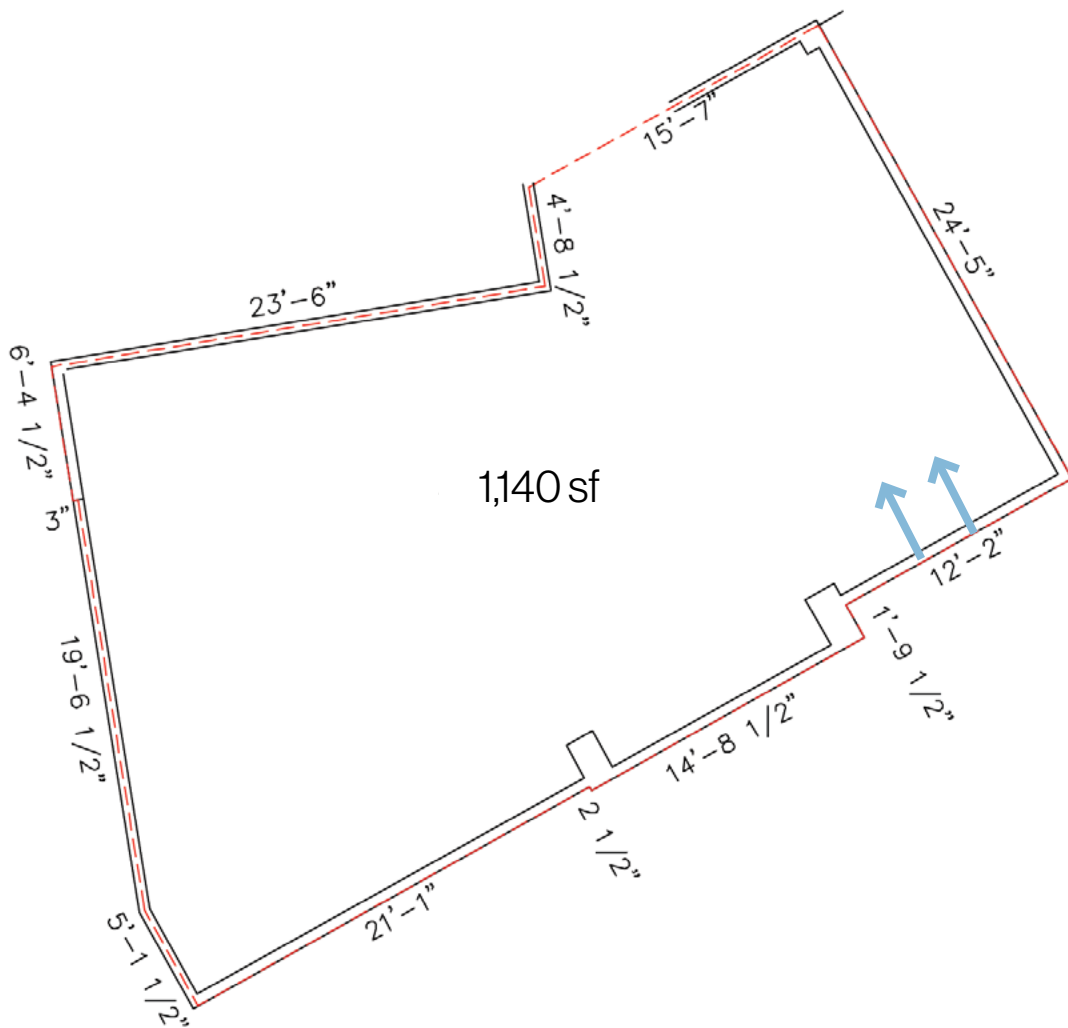




# Unit 1172, Ellis Street | 1,140 SF

Main floor opportunity

AVAILABLE  
FOR LEASE

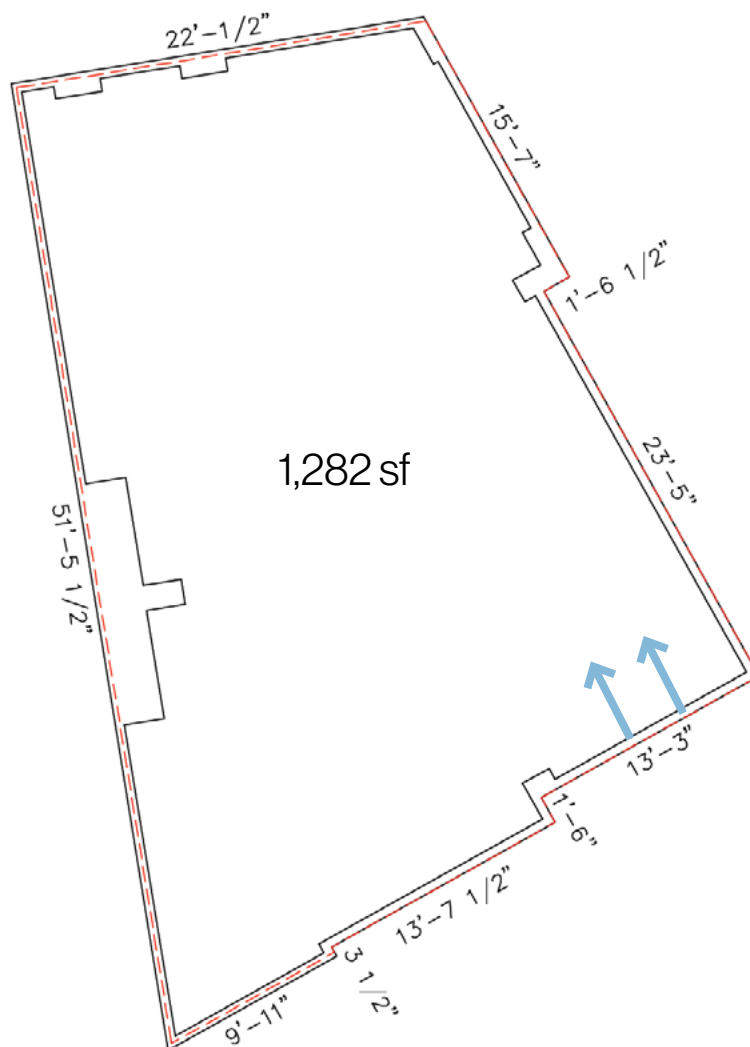




# Unit 1168, Ellis Street | 1,282 SF

Main floor opportunity

AVAILABLE  
FOR LEASE

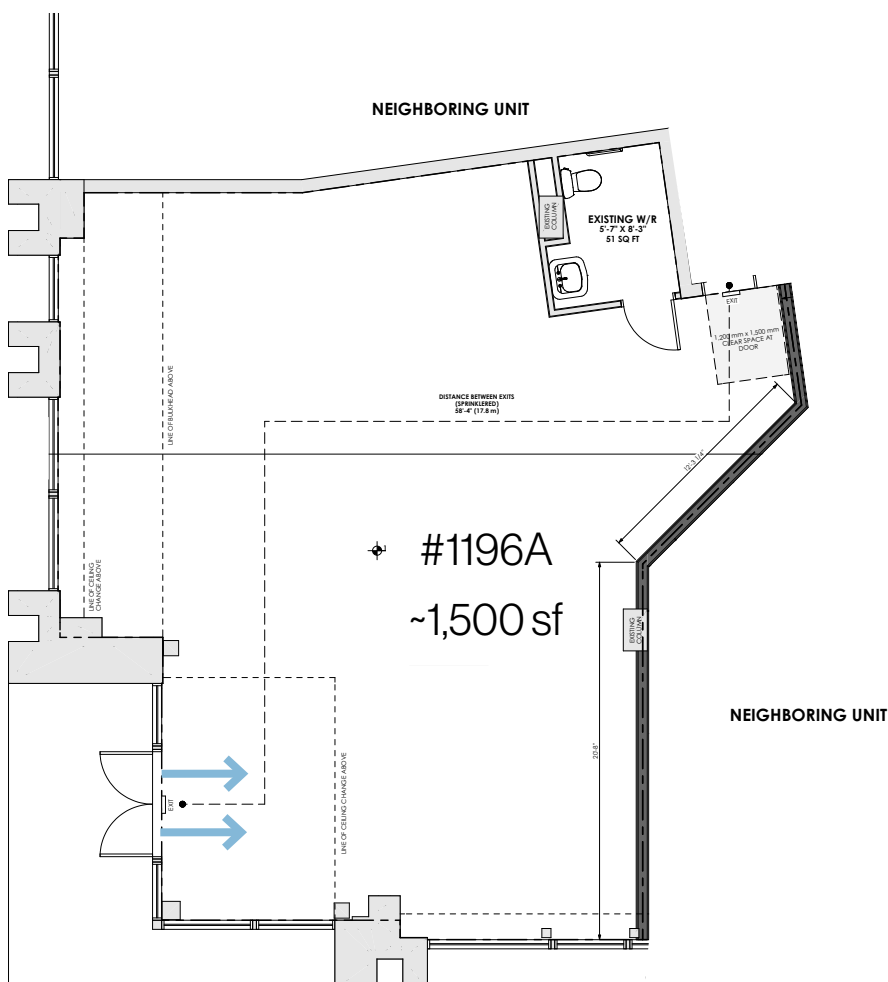




## Unit 1196A, Sunset Drive | ~1,500 SF

## Main floor opportunity

## AVAILABLE FOR LEASE





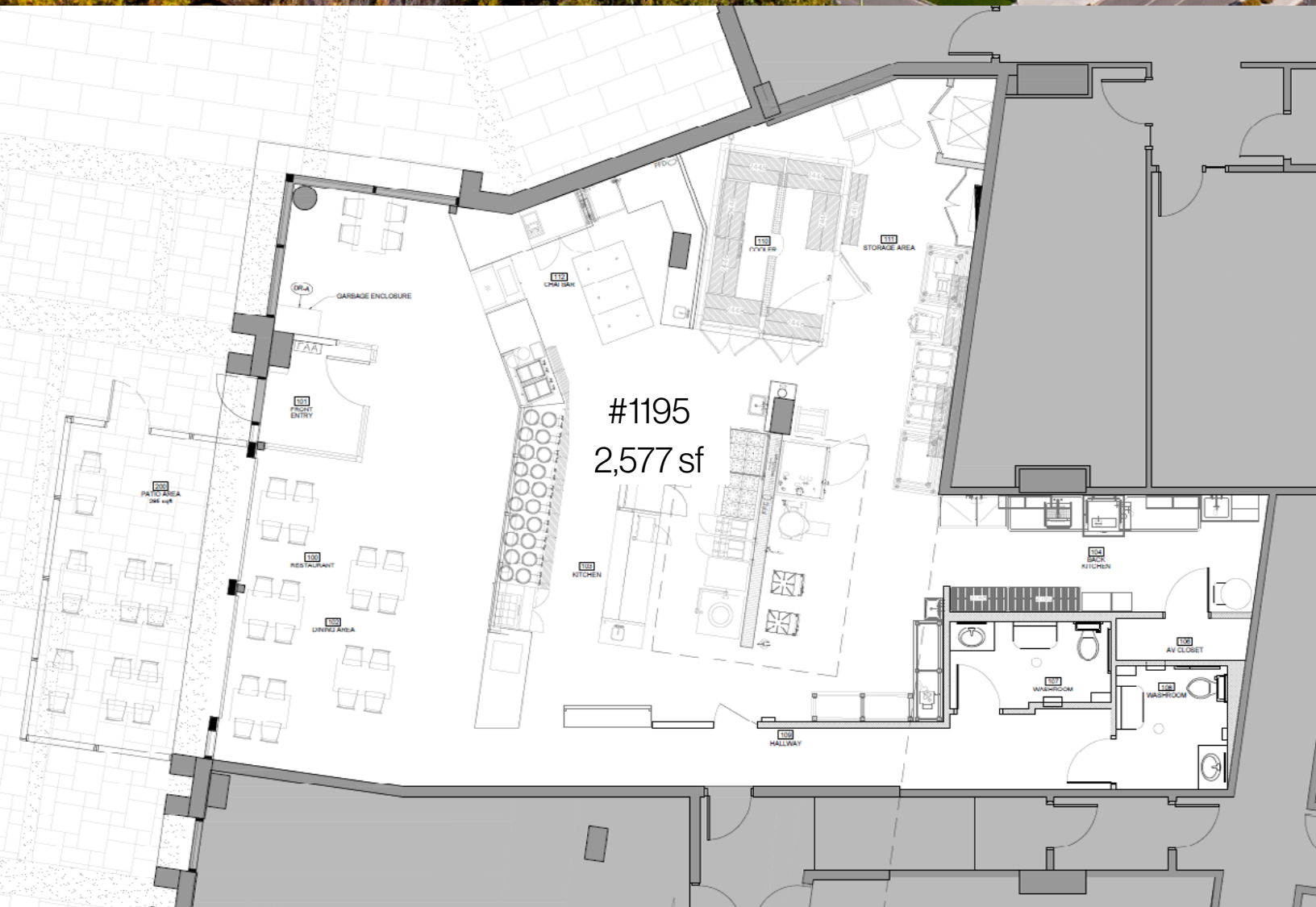
# Unit 1195, Sunset Drive | 2,577 SF

Main floor opportunity

Asking price **\$700,000**

Fully equipped with approximately \$1.5M in high-end kitchen and restaurant equipment, included in the sale.

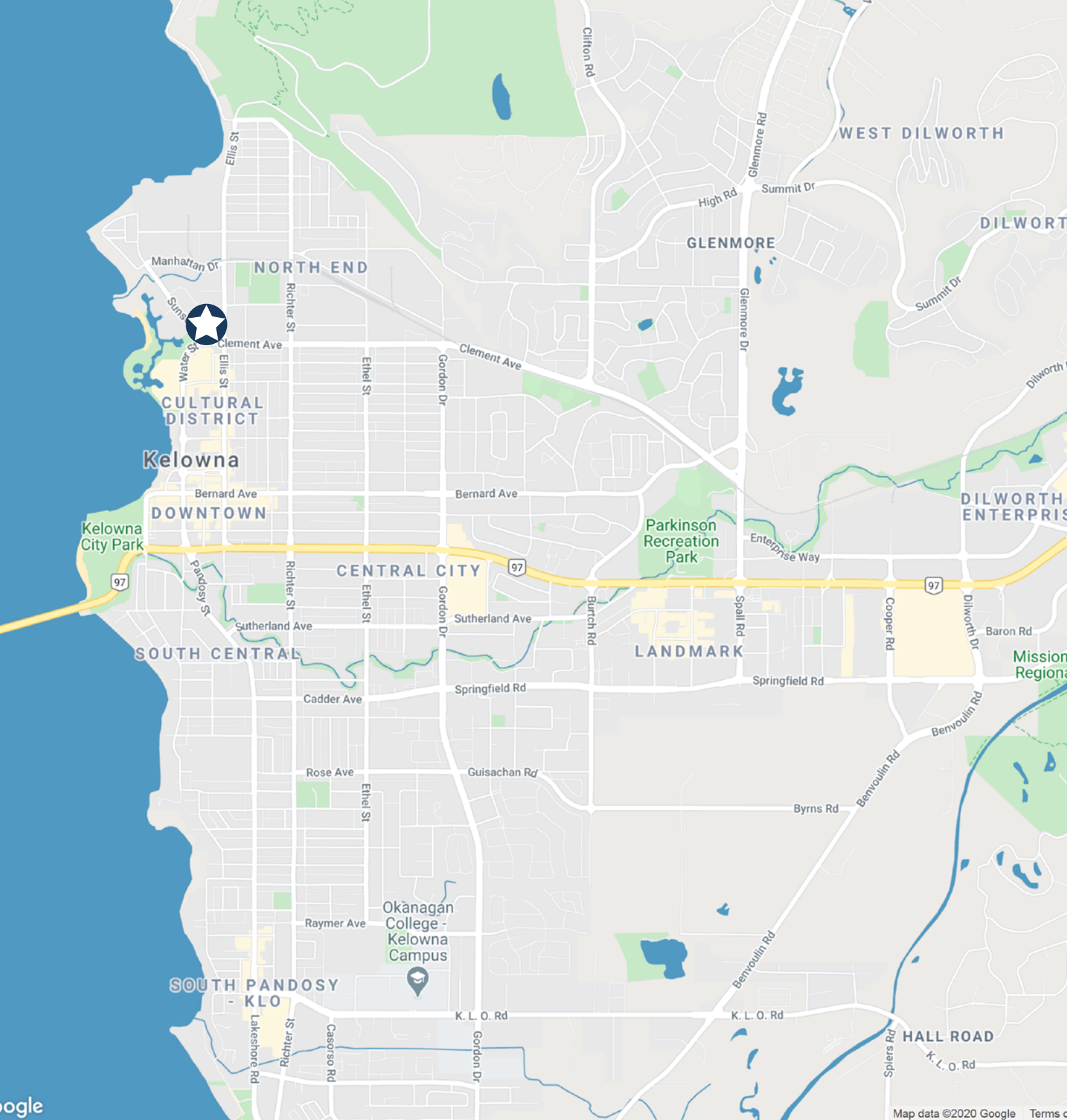
**AVAILABLE  
FOR LEASE OR  
BUSINESS SALE**











## ONE Water Street

1187 Sunset Drive, Kelowna  
British Columbia V1Y 9Z5



# THE SHOPPES

WATER STREET

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